

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**43 Stanley Street,  
SOMERVILLE 3912**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$695,000 - \$745,000**

### Median sale price

Median **House** for **SOMERVILLE** for period **Jan 2017 - Dec 2018**

Sourced from **Pricefinder**.

**\$592,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3 Ruby Joy Drive,**  
Somerville 3912

**Price \$710,000** Sold 17  
October 2017

**17 Sweet Wattle Place,**  
Somerville 3912

**Price \$760,000** Sold 21  
November 2017

**18 Somerville Crescent,**  
Somerville 3912

**Price \$786,000** Sold 28  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

2 baths

2 parking

### Stockdale & Leggo Hastings

69 High St,  
Hastings VIC 3915

### Contact agents



**Christine Birchmore**  
Stockdale & Leggo

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**Stockdale  
& Leggo**